Buys From Clarence Martin Ten Story Building on West 31st Street.

MORTGAGED FOR \$203,000

Mrs. Whitelaw Reid Secures a Private Stable on West 52d Street.

The Durham Realty Corporation which is the name under which B. N. Duke, the tobacco man, trades in realty, has bought the property at 31 and 33 West Thirty-first street from Clarence Martin. The site, a plot 33.4x100, is covered with a ten story building. Mr. Martin bought the property two years ago. He sells it to Mr. Duke subject to a mortgage of \$203,000.

This is the third large parcel of improved property conveyed to Mr. Duke in the last two days. On Friday he took title from Paterno Bros. to the Paterno, the twelve story apartment house on 116th street from Riverside Drive to Claremont avenue.

The tobacco man has been one of the market's most consistent buyers. His purchases up to yesterday have been exclusively apartment houses.

MRS. REID BUYS A STABLE.

WEST 52D STREET-Herbert A. Sherman has sold to Mrs. Whitelaw Reid for J. A. R. Dunning the two-story stable at 107 West Fifty-second street. on lot 25x100.5. Mrs. Reld will alter it for use as a private garage.

WEST 58TH STREET-Negotiations are pending for a sale by Elizabeth Bieser of the two three-story dwell-ings, on plot 40.8x100.5, at 312-314 West Fifty-eighth street. The pros-pective buyer is a builder, who plans to reimprove the property.

MARMION AVENUE-Ernest & Cahn and F. J. Wood have sold for Ph. Wattenberg the northwest corner of Marmion avenue and Fairmont place a five-story flat, on lot fronting 100 feet on Marmion avenue and 25 feet

Kane 520 Cieveland avenue, a two family brick dwelling on lot 20x100, to Frank Fischer, who gave in exchange a plot 60x100 on Emerson avenue, near Barkman road, Babylon, L. I., and have resold the plot for Mr. Fischer to Hugo Wetzelberg, who gave in exchange a plot 50x100, on the east side of Digney avenue, 150 feet porth of 232d street Bornes. 150 feet north of 233d street, Borof the Bronx. rbert McCotter has bought from

picture theatre.

IMPORTER ON FIFTH AVENUE.

BUSINESS PROPERTY LEASES.

Charles G. Reynolds the two story stone front dwelling, on lot 28x87, at 1359 Union street.

The John Reis Company has sold for the Midwood Associates 1466 East Eighteenth street, a detached frame dwelling on plot 40x100, to Frank W. Peterschen. Frank A. Seaver has sold for Helen Fendrick the two family brick dwelling at 246 Sixty-first street, to a Mrs. Beer

BUYS STATEN ISLAND SITE. J. Sterling Drake has sold for Robert Kirkwood to Martin M. Leo, proprietor of the Empire and Park theatres, a

of the Empire and Fair that the parcel fronting 139 feet on Post avenue and 91 feet on Jewett avenue, Port Richmond, S. I., with buildings. Mr. Leo will

WICH.

Rida Johnson Young has sold her property at Belle Haven, Greenwich, Conn., known as the Italian Villa, to Douglas Graham Smythe of Manhattan. Thomas N. Cooke was the broker.

THEATRE FOR WEST SOTH ST. At 252 to 260 West Eighty-ninth street At 252 to 260 West Eighty-ninth street is to be built a one story moying picture show for the 2415 Broadway, Incorporated. It will have a frontage of 80 feet and a depth of 94 feet. Rouse & Goldstone estimate the cost at \$40,000.

\$3,000 BRONX DWELLING.

The only plan filed for new buildings in the Bronx yesterday called for a two story brick dwelling, 28x28, on the west side of Gunther avenue, 290 feet south of Edenwald avenue, for Louis Pugliese, at an estimated cost of \$3,000. Lee Samenfeld is the architect.

CITY DWELLINGS RENTED.

Post & Reese have leased for the eekman estate the three story dwelling 124 East Sixty-fourth street to Harry Senior & Co. have leased for

and 181st street. The property, which has a frontage of 75 feet on 181st street, 19.6 feet on St. Nicholas avenue and measuring 100 feet on both the casterly and southerly lines, has been lines, has l

Great Neck Estates Homes Sold Recently

Lauter & Blackner have leased the one story building at 2021 Boston road

for a term of years to Charles de Angelo.

Trinity Tower Building



PLANNED BY THE AMERICAN BANK NOTE COMPANY FOR SITE IN REAR OF TRINITY CHURCH.

BROOKLYN HOMES IN DEMAND. taken by I. Cohen for a term of twentyone years at an aggregate rental of want CITY TO BUY WATT BLOCK. move from city apartments to individual suburban homes is greater among the one years at an aggregate rental of \$200,000. The lessee will erect a two story building for offices and stores. The new structure will also include a moving The Could Be Had Without Expense-

Is Favored by Harlem. The Harlem Chamber of Commerce is SCIENTIST READING ROOMS.

mobiles and trucks, and as the space allotted to them in the parks is limited it is thought the city should take the the last ten years has changed from a block for a children's playground. It territory of farms to one of suburban would cost the city nothing.

Maurice, importer of gowns and laces, has taken a lease on the five story building at 400 Fifth avenue, which he will occupy in connection with his pres-The Watt estate is willing to exchange ent establishment in the adjoining building. the block for property which the city has no use for. There are abandoned Work Started Last Week-Last or police stations, fire houses and corners The Duross Company has leased the second loft in 152 West Fourteenth street to the Champion Novelty Company, the first loft in 10 West Eighteenth street to the Trainer Various Variou

the Trainor Manufacturing Company and the store at 241 West Twentieth street to the H. P. Stephenson Company.

The purchase of this block or other property for a recreation field has been to the H. P. Stephenson Company. The Everett M. Seixas Company has leased to Louise W. Morgan the dancing when attention was called to the needs studio at 150 West Fifty-seventh street of such a place by the many accidents elimination of the tracks. The balls of the tracks The balls.

The present grade of the railroad will only be slightly altered in the climination of the tracks. The balls.

SPECIAL and to the Held Tailoring Company offices in the Columbia Bank building at 507 that befell children playing in the streets. The chamber commissioned Charles T. E. Dieterlen to draw plans H. C. Senior & Co. have leased the three story building at 146 West Fifty-sixth street for a term of years to the Stromberg Motor Devices Company of Chicago

the Universal Brush Company.

Harvey Bloomer has leased the following stores in the new Hotel Theresa, occupying the block front on the west side of Seventh avenue between 124th and 125th streets, 2086 Seventh avenue to the Laurel Ladies' Shop, 2088 to J. E. Fink & Co., tailors; 2092 to the Theresa Cigar Store and 204 to 206 West 125th street to Rundlach Bros., jewellers, and Mary E. Shields, ladies' furnishings, respectively. The leases are for a term of years and aggregate over \$100,000.

Lauter & Blackner, have leased the

72D STREET HOUSE IN SUIT.

The mortgage on the former home copper man, at 14 East Seventy-second street, is to be fore closed. Action toward this end was begun yesterday when a les pendens was filed on the dwelling by the United States Trust Company of New York, which holds the mortgage. The action is brought the mortgage. The action is brought against the Martindale Real Estate Com-pany, which bought the house from Mr. Heinze in September, 1911. The prop-H. C. Senior & Co. have leased for Sarah F. Tubbs the four story dwelling at 136 West Seventieth street to Dr. Karl A. Helgeson, and for Thomas Morgan the four story dwelling at 260 West 107th street to Hattle Strobel.

The Duross Company has leased the four story dwelling at 53 West Sixteenth of Deriv.

The Duross Company has leased the four story dwelling at 53 West Sixteenth of Deriv.

EASES ST. NICHOLAS AVE. PLOT.

M. I. Strunsky & Co. have leased the plot of about four lots surrounding the southeast corner of St. Nicholas avenue and 181st street. The property, which has a frontage of 75 feet on September, 1911. The property was bought subject to a mortgage of \$120,000. It was offered for sale at \$350,000 about the time of the panic. It is of five staries and covers a plot 27 feet on the street and 160 feet deep. It is 125 feet east of Fifth avenue and is said to be one of the finest dwellings cast of Central Park.

NEW INDUSTRY IN NEWARK.

The M. Morgenthau, Jr., Company has leased to the Kil-Tone Company, represented by Feist & Feist, the three story factory on the south side of Malven street, 100 feet west of Tyler street, New-

HOME BUYERS LOOK TO NASSAU COUNTY

Only Remaining Nearby Secpared by Ford, Butler & Oliver, archtion Where Acreage Is ornamental balcony over the main en-trance of the hotel in place of the pres-Still Undeveloped.

NEW TRANSIT HELPING in the Building Department within the

Farms Are Disappearing Slowly Before March of Developing Companies.

The fact that most of the acreage in the suburban New Jersey counties, in Westchester county and in The Bronx has been developed and improved is the chief cause of the strong demand for home sites in Nassau county, L. I. For many years before this county had good transit facilities the other suburban territories had them, with the result that they were in demand by the investing public, although they were no nearer Manhattan In distance, in fact further in some in-stances, but that they were nearer in time was the magnet that drew home-seekers to them. Real estate men point out that while these various suburban districts are still attracting homeseekers to them, the southern half of Nassau county from Hempstead to Long Beach is a powerful and youthful rival. In-vestors in Long Island real estate now have better opportunities than those of a decade ago did, because the territory has been brought closer to Manhattan in point of time and because the overflow of popu-lation from Manhattan to the suburbs is greater than it ever was in the past, with the result that suburban real estate has a better market.

a better market.

According to the Census Bureau, New York city is now the largest municipality in the world in size of population. London has been a thousand years or more attaining its population, while New York city has reached a greater population in less than a century. Its geographical position is so commanding that real estate values in and around it are impelled to sition is so commanding that real estate values in and around it are impelled to grow with the growth of population and demand for residential space. The greater city embraces 287 square miles, while London comprises only 117 square miles. All of London is densely populated, while New York yet has ample room to extend.

stances just now in connection with the movement of population into Nassau county. The first is the most modern means of transportation, the second is that the county is more readily accessible than some parts of the greater city, and the third is that the tradeaux is that the tradeaux is that the tradeaux is that the tradeaux is the tradeaux in the county is that the tradeaux is the tradeaux in the county is the tradeaux in the county in the county in the county in the county is the tradeaux in the county in the c and the third is that the tendency to re niddle class of population than it has en in the past.

Building operations in Manhattan indiate that the wealthy class of population in favor of the city taking the Watt greater percentage than heretofore. In block, between Lenox and Seventh avegoing into apartments to reside in The Christian Science churches of this city have leased the entire front half of the eighth floor in the Æolian Building at 27 West Forty-second street for use as reading rooms. Pease & Elliman nefor children to play in. Many have of from nine to fourteen rooms are being Fine private house construction is practically over.

The south shore of Nassau county in

FLUSHING CROSSING GOING.

the Port Washington Branch.

of the improvement and are extending With the elimination of the grade rossing at Broadway, Flushing, the the industrial districts in Long Island City last step in the electrification of the Port Washington branch was started

The present grade of the railroad If You Think You limination of the tracks. The boule vard will be lowered twenty feet and a corresponding depression of streets and avenues leading on it at nearby junc-

Chicago.

The J. C. Einstein Company has leased space in 33 to 39 West Thirty-fourth street to Greenwald Bros. and the Klosfit Petticoat Company, also the third loft in 7 and 9 West Thirtieth street to Jacob Eriich & Co. and the fifth loft in 114 and 116 East Sixteenth street to the Universal Brush Company.

Harvey Bloomer has leased the fels lowing stores in the company.

These plans could be changed to fit the Watt block if the city should take this property.

The youngsters of the section are being organized into a "Get What You Want Club." A meeting will be held by the children at the Pinkney homestated to the Park Company in bringing about the improvement. When the plans of the railroad company first became known the owners protested. They objected to the unsightly twenty foot embankment the Universal Brush Company.

Harvey Bloomer has leased the fels lowing stores in the company of the watter of the Watt block if the Changed to fit the Changed to fit the Watt block if the Changed to fit the Watt block if the Changed to fit the Changed to fit the Changed to fit t city officials will be invited to the meet- argued, but it would also separate the community into two separate develop

Broadway at this point was ordered closed last week and for the next three months traffic will be diverted over Broadway at Twenty-second street Traffic from New York city going east will be sent over Crocheron avenue across a temporary crossing to be constructed by the railroad across its tracks just east of the railroad station. from Bay Side will be through Sanford avenue.

REAL ESTATE AT AUCTION.



Monday, Oct. 13th

116 Valuable Lots WOODHAVEN AV. and FULTON ST.

BIGELOW AND THRALL AVS.

in the heart of the greatest building activity
in the Borough of Queens.

LOTS WELL DEVELOPED—SIDEWALKS,

CURBS, WATER MAINS, ETC.

Property 2 blocks south of Atlestic av. and 1

block north of Atlestic av.

5-CENT FARE

From Manhattan and all parts of Breeklyn via the Brooklyn Elevated R. R. system to Cypress Hills and then the Jamaica Av. trolley. Property, moreover, within a few blocks of the Woodhaven Junction station of the Long Island Railroad, with frequent trains to both Flatbush av. Brooklyn, and the Penna, Terminal, Manhattan.

Titles Insured without expense to purchasers by the TITLE GUARANTEE AND TRUST CO. Termis, 10% and auction fees down. Balance may be paid in 36 EQUAL

Monthly Installments Or, 70% may remain on mortgage, or a discount of 3% will be allowed for all cash.

Maps and further particulars from

JERE. JOHNSON JR. CO. 87 Broadway, New York, and 193 Montague at Brooklyn.

BUNGALOW TO RENT. TO FAMILY of refinement, owner will rent roomy bungalow, near country club. Reeing is believing. No agents. GOLF. Room 620, Postal Telegraph Bldg. N. Y.

CHANGES AT PARK AVE. HOTEL.

Entrance to Be Rebuilt and Side-

city for the removal of encroachments, the portico on the Park avenue front of the Park Avenue Hotel is to be

itects, providing for a marquise and

ent portico. The plans have been ap

proved by the owners and will be filed

The changes also include the remova

to the building line, thus giving the

the foundation of the building.

MORE HOMES IN BROOKLYN.

Apartment Houses.

eastern corner of Rochester avenue and Sterling place. The cost is es-

timated at \$37,500, and W. Harker has

had plans prepared and filed for the

erection of five two story brick dwel-

lings, to cost about \$15,500. The build-

ings will cover a plot 100x100, at the northeast corner of Barbey street and

TO START CANAL TERMINAL.

Improvement Expected to Help Long

Island City's Development.

stride in its industrial development upon completion of a barge canal terminal at the junction of Newtown Creek and

the East River, work upon which will

be started soon, according to an an-

nouncement made this week by Carle-

ton Green, division terminal engineer

of the State Engineer's office in charge

of the barge canal construction in the Long Island district. Representatives

of the Greenpoint Board of Trade and the Queens Chamber of Commerce have

been cooperating in an effort to bring

Land necessary for the terminal is

now in process of acquisition and the

work will be started as soon as the final approval of the plans are com-

pleted. Until the barge canal is com-pleted in 1915 the State authorities will

permit the use of this terminal for

general shipping. It will make the in-

dustries on Newton Creek more accessible than heretofore. Real estate in-terests have already taken cognizance

REAL ESTATE AT AUCTION.

at 12 o'clook noon, at the Exchange Salesroom, 14 Vesey St., offers unique opportunities for investments—for keen buying—for unusual profit possibilities.

An investment of \$5,000 to \$8,000 in one of several tenement prop-erties to be offered shows, accord-

ing to present figures, a yearly net income of \$2,000 to \$3,000. For the little time spent in super-

vision, this is an unusual return.
The houses are of the type that
stay filled—two, three and four
room apartments with bath and

modern improvements—two blocks

A private dwelling in Brooklyn will be offered at Absolute Sale. Ordinarily this would be only a fair investment—but—the Subway is coming, with a station only 5 blocks away.

A combined house and store will be offered—located right in the heart of the City, half a block from Herald Square, surrounded

by tall buildings—next to the Collingwood Hotel, and opposite such stores as Best & Co., McCreery, Oppenheim & Collins, etc.

These auction sales are due to the pinch of necessity. Some direct and forcible reason makes

the sale imperative, and you can take advantage of this necessity by making a purchase below value.

Go through the details in the booklet we have prepared—it is a volume of interesting facts and figures. Then go and see the properties that interest you—ask

us for further particulars about them if you wish.

Here is a brief list of the proper-ties to be offered:

Write for Booklet.

A BEAUTIFUL, sunny, 8 room, 2 baths apert-ment, overlooking Verdi Square, opposite 72d st. subway express station; lease runs to October, 1914, well and tastefully furnished; will subtet and sell entire furnishings. Write for appointment

601-607 W. 130th St

S.E.Cor Grove Ave.

382 Measant Ave.

49 West 35th St.

1,549 Forty-fifth St. Brooklyn

329 Eist 1226 St.

31 Nassau St., N. Y.
'Phone 744—Cortlandt.

239-241, 243-245 247-249, 251-253

120 East 32nd St.

526 East 87th St.

303 West 33r4 St

140 & 141 West St.

SALES DAY

THURSDAY.

OCT. 9,

about the improvement.

Opportunity

Real Estate

READ THIS!

from the subway.

Queens is expected to make a rapid

next few days.

18x100

the use of pedestrians.

FEW ENGLISH HOMES walk Made Wider. In compliance with the orders of the

taken down. Plans have been pre- Construction, Character of People and Fogs Make Them Safe.

INSURANCE RATES LOW

of the iron steps and iron vault light construction, which, at present, cover a large area of the sidewalk. A new sidewalk will be laid from the curb With Moisture That They Resist Flames. full width of over twenty-two feet for

Actual work on the improvements has begun, as the sidewalk supports are being strengthened and other In England there are comparatively few fires. For this reason the insurchanges are being made in the vaults ance rates there are about half what fire under the sidewalk to permit of the protection costs here. The reason for removal of the present vault lights. The proprietors of the hotel announce uted to the character of its buildings highly inflammable. that is was this preliminary work which gave rise to the recent false and manner in which they have been rumors that cracks had appeared in built, the character of the people and the climate. There are few brick buildngs in England that are not fireproof. Even the humble cottage along the country road will olen be found better Plans Filed for New Dwellings and protected against destruction by fire Plans have been filed with the Brooklyn Building Bureau for the erection of seventeen two story brick dwellings to cost approximately \$70,000. few years ago fflat they were "brick The buildings will cover a plot front-ing 200 feet on East Twenty-sixth street and 100 feet on Canadale lane. shells with wooden buildings inside. Skyscrapers were not among the buildings he had in mind at the time, al-Flatbush. Each building will be of though it will be remembered that the Home Life Building opposite City Hall light brick with stone trim, have seven rooms and bath and stand on a lot nad several floors burned out a dozen years ago, even though it was heralded as a structure that would withstand fire. Five three story brick tenements. Interiors of most English houses are with accommodations for twenty-nine of the same material as the exteriors, ing election. families, will be erected on the south-

If the weather face of a building is brick, then the inner face will be brick. If plaster, then plaster will be the inner DESTROYED BY FIRE wall. Wood is used but sparingly. In England people are as careful of others' property as they are of their own. Americans, and especially the naturalized kind, are not careful.

Because of the construction and sub-stance of English buildings tire don't burn rapidly. Most fires are put out before the arrival of the firemen. "Here fires are like the people, quick and impulsive," according to the English insurance president. He know of one town "at home" which still depends on an engine which has been in use since George III.'s time. This town had a population of 8,000. It was a pump en-Wooden Buildings So Saturated gine, but it answered the needs of the town, as the average was two fires a

Year. The English climate is a good fire preventive. The greater part of the year England is under a heavy fog, caused by the meeting of the Gulf Stream and the waters from the North. This for dampens everything. As a consequence woodwork on houses in a few years is nearly fireproof, so saturated is it with moisture. In America the climate dries fewer fires in England has been attrib- up the woodwork, making it dry and

SEA BEACH LINE IN 17 MONTHS. The Sea Beach subway, which will con-nect Coney Island with the Fourth avenue subway, must be finished in seventeen months under the specifications of con-tract. The line is to be built by the New protected against destruction by fire than many business buildings in New York. Summing up American buildings, Rapid Transit Company, There has been much buying of improved and unimproved insurance companies of London said a few years ago that they were "brick Alco Ruilding Company and the Realty Alco Ruilding Company and the Realty Alco Building Company and the Realty Trust, the erection of five elevator apart-ment houses is under consideration.

> REAL ESTATE OWNERS TO DINE. The annual dinner of the United Real Estate Owners Associations will take place on October 18 at the Hotel Astor. Among the invited guests will be some of the candidates for municipal office at the com-

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.



86 ROCKAWAY SHORE LOTS

DIRECTLY ON OR OVERLOOKING

JAMAICA BAY **BELLE HARBOR**

ESFOf the above \$3 lots, 33 were not offered at the last sale and the remaining 55 are on Norfolk Ave., At said sale September 20th the lots brought from \$410 to \$570 each on the side streets and from \$500 to \$520 each on the bay front.

THE LOTS ARE LOCATED ON DENNISON, SUFFOLK, HENLEY, OXFORD AND NORFOLK AVS., AND BAYSIDE AND BEACH CHANNEL DRIVES, AND ARE

IDEAL SITES FOR INEXPENSIVE SUMMER OR ALL-YEAR-ROUND HOMES

Only one family dwellings permitted. One house to cost at least \$2,000 to every 40 ft., ex-Belle Harbor has all city improvements and conveniences.

The LOTS ARE FINELY DEVELOPED

TERM S: 10% and the auction fees down; bul. in all cash or in 36 equal

MONTHLY INSTALMENTS

or 60% of the purchase money may remain on mortgage.

Titles insured without expense to purchasers by the Title Guarantee &

HOW TO GO. From either Flatbush Ave., Brooklyn, or the Penna. Terminal, at Rockaway Park. There take a trolley going west or walk west along the bay front until you come to the lots. COMPLIMENTARY R. R. PASSES, maps and further particulars from

JERE JOHNSON JR. CO.

193 Montague St., Brooklyn, 187 Broadway, Manhattan. or THE BELLE HARBOR EDGEMERE REALTY CO., INC., 1170 Broadway, New York.

LONG ISLAND REAL ESTATE FOR SALE, LONG ISLAND REAL ESTATE FOR RENT



COME and SEE the YACHT HARBOR

Bulkheaded throughout-half mile long and 75 feet wide, with large basin at upper end, six feet of water at low tide. Right in the center of East Rockaway Park, the newest and most accessible water front home development around New York City. Through electric express train service 35 minutes; local a little longer.

An all year high class residential park with all improvements, cement curbs, sidewalks, trees, macadam streets, gas, electric light, telephones, etc. Conveniently near the station. Long Beach is directly across the bay. Hewlett, one of the finest developed residential sections on Long Island, adjoins East Rockaway.

The property has just been opened and prices are lower to-day than they ever will be again.

Send to Publicity Department, 224 West 34th Street, for a booklet entitled "The Heart of Perfect Living.

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